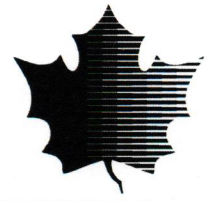


**CITY OF MAPLE GROVE
PLANNING COMMISSION AGENDA
JANUARY 11, 2021
7:00 P.M.**



Due to the COVID-19 pandemic, the Maple Grove Planning Commission is transitioning to an online format for planning commission meetings. Appropriate City of Maple Grove staff and the City Attorney will also be attending online.

For items with a public hearing, comments may be submitted online at <https://forms.maplegrovern.gov/Forms/public-comment> and will be read during the public hearing.

If you desire to speak at the meeting contact Community & Economic Development at 763-494-6040.

1. **OPENING BUSINESS**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Oath of Office – Chris Ayika, Susan Lindeman, Joe Piket and Chuck Lenthe
- E. Election of Chair and Vice-Chair

2. **ADDITIONS OR DELETIONS TO AGENDA**

Any Commissioner who wishes to delete item(s) from the Consent Agenda or add item(s) to the agenda shall move that at this time.

3. **CONSENT ITEMS** – All matters listed under Consent Items are considered to be routine by the Planning Commission and will be enacted by one motion and in the form listed below. There may be an explanation, but no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Items and will be considered separately.

- A. Minutes - Regular Meeting – December 14, 2020

4. **CONSIDERATION OF ITEMS PULLED FROM THE AGENDA**

5. **UPDATE ON CITY COUNCIL MEETING**

6. **OLD BUSINESS**

No items to present.

7. **NEW BUSINESS**

- PH A. **Rice Lake Elementary School**
Wold Architects & Engineers
13755 89th Avenue North
Conditional use permit for the proposed addition and site work at the existing school.
Received 11/25/2020, Jesse Corrow

8. **ADJOURNMENT** – All items acted on by the Planning Commission will be forwarded to the City Council for action at their next regularly scheduled meeting.

Consent Items

DRAFT – MAPLE GROVE
PLANNING COMMISSION
December 14, 2020

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on December 14, 2020 at the Maple Grove City Hall, Hennepin County, Minnesota. Chair Colson called the meeting to order at 7:00 p.m.

PLEDGE OF
ALLEGIANCE

ROLL CALL

Planning Commission members present were Chair Larry Colson, Vice-Chair Chris Ayika, Lorie Klein, Craig Lamothe, Susan Lindeman, Chuck Lenthe, and Joe Piket. Present also were Karen Jaeger, City Council Liaison; Peter Vickerman, Planning Manager; Jesse Corrow, Associate Planner; Brett Angell, Economic Development Manager; and Scott Landsman, City Attorney.

ITEMS TO BE
REMOVED FROM
THE AGENDA

None.

CONSENT ITEMS

The following Consent Items were presented for the Commission's approval:

A. Minutes - Regular Meeting – November 30, 2020

Motion by Commissioner Piket, seconded by Commissioner Lenthe, to approve the Consent Items as presented. Upon call of the motion by Chair Colson, there were seven ayes and no nays. Motion carried.

CONSIDERATION
OF ITEMS PULLED
FROM CONSENT
AGENDA

None.

REVIEW OF THE
CITY COUNCIL
MINUTES FROM
THEIR REGULAR
MEETING OF

Mr. Vickerman reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level.

DECEMBER 7, 2020

OLD BUSINESS

No items to present.

NEW BUSINESS

PUBLIC HEARING

HY-VEE FAST
AND FRESH

HY-VEE, INC.

ELM CREEK
BOULEVARD/
VILLAGE DRIVE,
OUTLOT M

PUD CONCEPT
STAGE PLAN
AMENDMENT,
DEVELOPMENT
STAGE PLAN AND
FINAL PLAT TO
CONSTRUCT A
4,100 SQUARE
FOOT HY-VEE
FAST & FRESH
WITH SEVEN
FUEL DISPENSERS

Mr. Corrow stated the applicant seeks a concept stage plan amendment, development stage plan and final plat approval for the purpose of constructing a convenience store with a fueling station on approximately 1.55 acres that is located in the southeast corner of The Village at Arbor Lakes at the intersection of Elm Creek Boulevard and Village Drive. A convenience store with gas at this location will require an amendment to the current concept plan that includes a quick service restaurant and separate coffee shop, both with drive throughs. It should be noted that an earlier concept plan included a pharmacy/convenience use at this location, the current proposal is somewhat similar in that it will offer convenience items to the nearby area. Staff commented further on the request and recommended approval with conditions.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a Resolution and a planned unit development agreement approving the Hy-Vee Fast and Fresh PUD non-residential concept stage plan amendment, development stage plan and final plat, subject to:

1. The applicant addressing to the satisfaction of the City any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated November 24, 2020
 - b. The Engineering Department dated November 17, 2020
 - c. The Fire Department dated November 16, 2020
 - d. The Arbor Committee, dated December 10, 2020

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

The applicant was at the meeting to answer questions.

Phil Hoey, Hy-Vee representative, thanked staff for the thorough presentation. He stated he was excited about this opportunity and he looked forward to bringing a Hy-Vee Fast & Fresh to Maple Grove.

Chair Colson opened the public hearing at 7:06 p.m.

The public was asked by Chair Colson if they had any comments to make regarding this application.

No one wished to address the Commission.

Motion by Commissioner Klein, seconded by Commissioner Lenthe, to close the public hearing at 7:07 p.m. Upon call of the motion by Chair Colson, there were seven ayes and no nays. Motion carried.

Motion by Commissioner Lenthe, seconded by Commissioner Piket, to recommend that the City Council direct the City Attorney to draft a Resolution and a planned unit development agreement approving the Hy-Vee Fast and Fresh PUD non-residential concept stage plan amendment, development stage plan and final plat, subject to:

- 1. The applicant addressing to the satisfaction of the City any remaining applicable comments contained in the memorandums from:**
 - a. The Community & Economic Development Department dated November 24, 2020**
 - b. The Engineering Department dated November 17, 2020**
 - c. The Fire Department dated November 16, 2020**
 - d. The Arbor Committee, dated December 10, 2020**

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Upon call of the motion by Chair Colson, there were seven ayes

DISCUSSION ITEMS

and no nays. Motion carried.

Chair Colson explained this would be his last meeting with the Maple Grove Planning Commission after 16 or 17 years of service. He stated he appreciated the opportunity to serve the community with this group. Mr. Vickerman thanked Chair Colson for his tremendous service to the City of Maple Grove.

Commissioner Lindeman thanked Chair Colson for his leadership on the Planning Commission.

Commissioner Ayika thanked Chair Colson for his dedicated service to the community.

ADJOURNMENT

Motion by Chair Colson, seconded by Commissioner Piket, to adjourn the Planning Commission meeting. Upon call of the motion by Chair Colson, there were seven ayes and no nays. Motion carried.

Chair Colson adjourned the meeting at 7:12 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for January 11, 2021.

New Business

STAFF REPORT TO THE PLANNING COMMISSION
January 11, 2021

**Rice Lake Elementary School
Conditional Use Permit**

Applicant: Wold Architects & Engineers
Jacob Cherry
332 Minnesota St, Suite W2000
St. Paul, MN 55101

Owner: ISD 279 Osseo Area Schools
Dale Carlstrom
11200 93rd Ave. N.
Maple Grove, MN 55369

Requested Action: Conditional Use Permit

Location: 13755 89th Ave. N.

Zoning: R2, Residential

**Adjacent Land
Use and Zoning:**

| | |
|--------|--|
| North: | R2, Single Family Residential |
| East: | R3 – PUD, Single & Two Family Residential Planned Unit Development |
| South: | R3 – PUD, Single & Two Family Residential Planned Unit Development |
| West: | R2, Single Family Residential |

| | |
|------------------------------------|-------------------|
| Application Received: | November 25, 2020 |
| 60 Day Review Deadline: | January 24, 2021 |
| Additional 60 Day Review Deadline: | March 25, 2021 |

STAFF COMMENTS:

The applicant is requesting a conditional use permit for the purpose of a modification to the Rice Lake Elementary School which will consist of a six-class room addition, a gymnasium addition and an additional parking lot.

Staff Report to the Planning Commission
Jesse Corrow, Project Manager- X6047
Rice Lake Elementary School
Conditional Use Permit
January 11, 2021
Page 2

Site Plan:

Both of the proposed additions are on the south side of the building and consist of 11,810 s.f. classroom addition that will accommodate six additional classrooms and extended learning spaces as well as a 7,870 s.f. gymnasium addition will be constructed for an indoor recreation space and will also serve as a storm shelter in order to meet Minnesota State Building Code Requirements. An outdoor classroom will be added between the two building additions and will adjoin to a new hard play area and playground. Staff is requesting that an additional sidewalk connection is made to the walking trail along Elm Creek Boulevard for easier and safer pedestrian access - this condition is noted in the attached memo. The new parking lot will contain 71 parking stalls and will be used primarily by staff during school hours. The timing of these improvements is scheduled for Spring 2021 with building occupancy targeted in September.

Park Improvements:

Given the shared use of the outdoor facilities between the City of Maple Grove and Independent School District #279, Parks and Recreation staff were very much involved in the planning process for this proposal. One of their immediate concerns was the poor drainage that currently exists on the site, and with an increase in impervious coverage, drainage problems would only worsen. As a solution, the applicant is proposing to effectively address the issue by adding a series of catch basins that connect to a new storm pipe which is directed to an existing stormwater basin at the southwest corner of the property. These modifications to the site and the proposed additions were approved by the Park Board at their meeting on December 17, 2020.

It should also be noted that staff intends on re-using the existing playground equipment that was originally installed in 2017. Although the proposed location will remain as shown on the plans, the shape and dimensions of the soft play area may change in order to meet fall zone and ADA requirements.

Architecture and Landscaping:

The classroom addition will be made up of matching brick and will have a relatively seamless transition from the existing building. The gymnasium will stand slightly taller than the existing building and will be constructed of precast concrete panels in order to meet the storm shelter requirement. These panels will contain five windows on both the east and west elevations and will be colored to match the brick color of the existing building.

Minor changes to Landscape Plan are needed so that all of the removed trees are replaced and to assure the variety of trees provided meet code requirements. The Arbor Committee will review the plan at their January 14 meeting and may provide additional comments.

Staff Report to the Planning Commission
Jesse Corrow, Project Manager- X6047
Rice Lake Elementary School
Conditional Use Permit
January 11, 2021
Page 3

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a Resolution approving the Rice Lake Elementary School Conditional Use Permit, subject to:

1. The applicant addressing to the satisfaction of the City any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated January 4, 2021
 - b. The Engineering Department dated January 4, 2021
 - c. The Fire Department dated December 8, 2020
2. The new soft play area container will accommodate the existing playground equipment according to fall zone and ADA requirements.

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

ATTACHMENTS:

Attachment A: Narrative
Attachment B: Location Map
Attachment C: Site Plans
Attachment D: Elevation Drawings
Attachment E: Public Comments
Attachment F: Memorandums

November 13, 2020



Peter Vickerman
City of Maple Grove
Planning and Economic Development Department
12800 Arbor Lakes Parkway
Maple Grove, Minnesota 55369-7064

Re: Independent School District #279
2021 Rice Lake Elementary School Additions
Commission No. 202131

Dear Peter:

Please find enclosed a digital copy of the Conditional Use Permit Application Packet for the proposed additions at Rice Lake Elementary School for your review and consideration. The proposed additions consist of a six-classroom addition, extended learning spaces, and a gymnasium addition, which will serve as a full-building storm shelter. The additions will work to alleviate student capacity concerns, provide for an improved educational experience for the attending students, and address community life-safety concerns consistent with the recently adopted 2020 Minnesota State Building Code.

Sincerely,

A handwritten signature in black ink that reads "Jacob A. Cherry". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

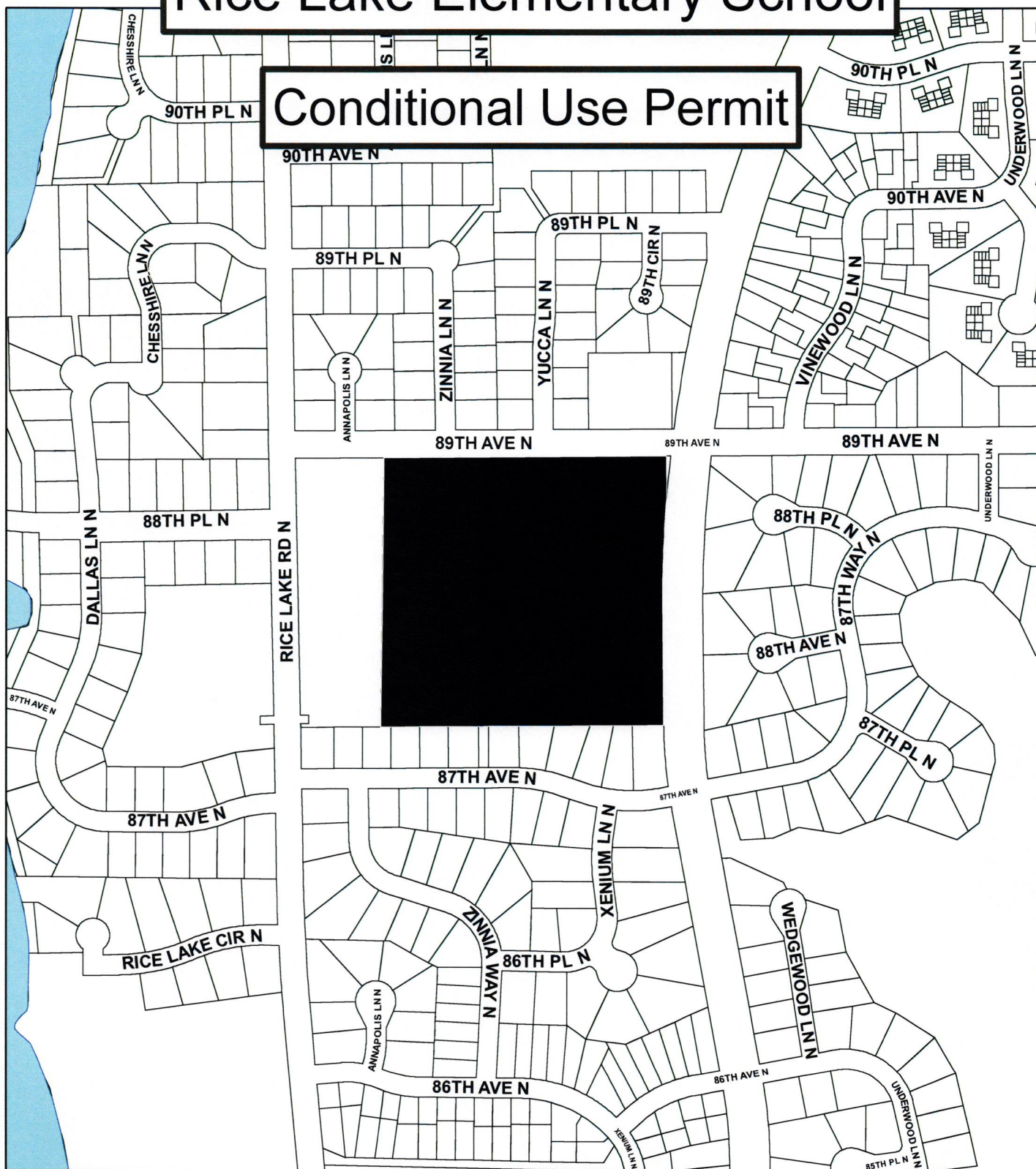
Jacob Cherry

cc: Dale Carlstrom, ISD #279
Chris Ziemer, ICS
Robert Sehm, Wold
Lynae Schoen, Wold

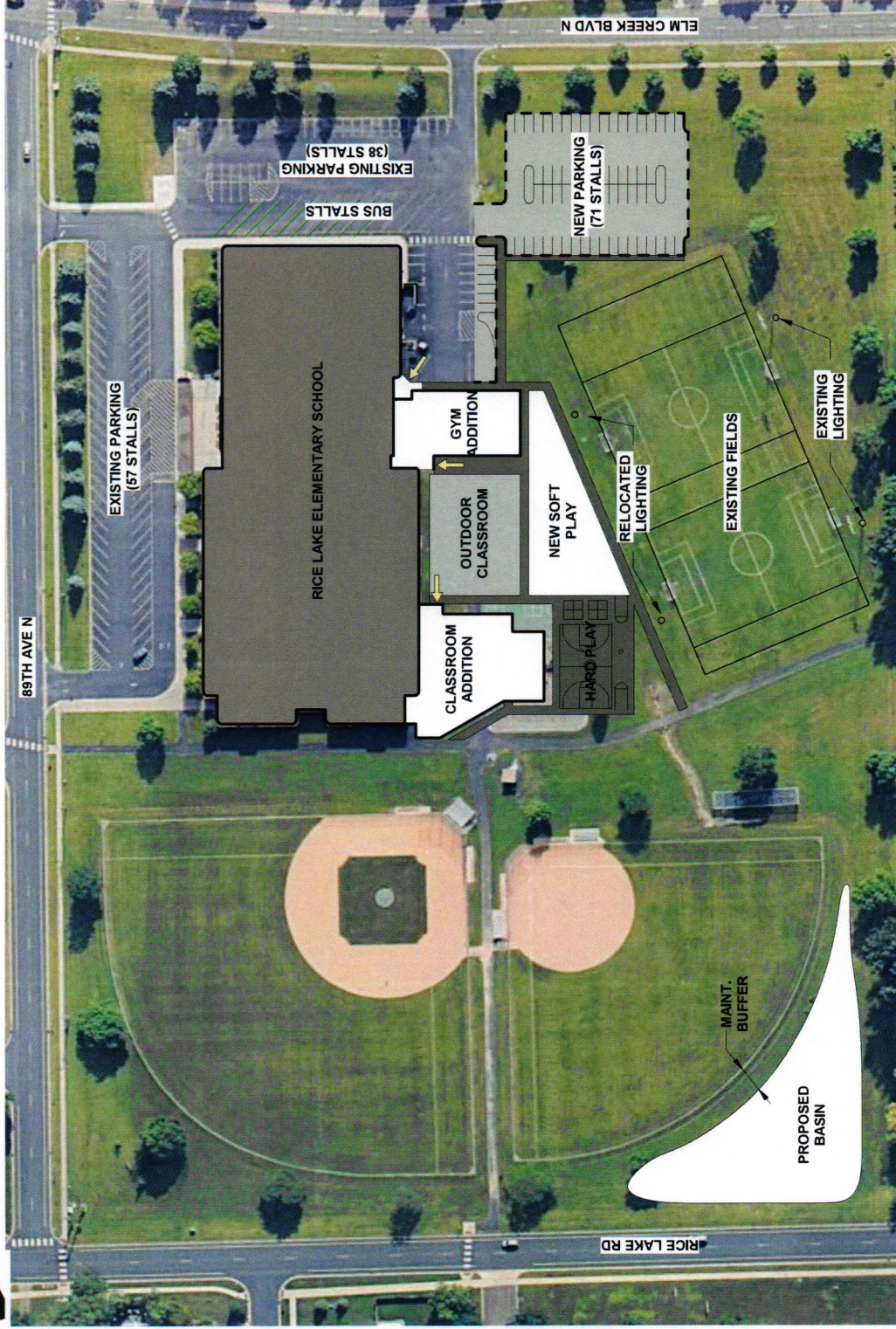
MW/ISD_279/202131/crsp/nov20

Rice Lake Elementary School

Conditional Use Permit



NEIGHBORHOOD LOCATION MAP



1 SITE

1" = 100'-0"

0 75' 150'

12/4/2020 11:52:32 AM
 C:\Users\jerry\Documents\2021 31 Rice Lake Additions_Library\2021 31 Rice Lake Additions.mxd
 W:\Users\jerry\Documents\2021 31 Rice Lake Additions_Library\2021 31 Rice Lake Additions.mxd

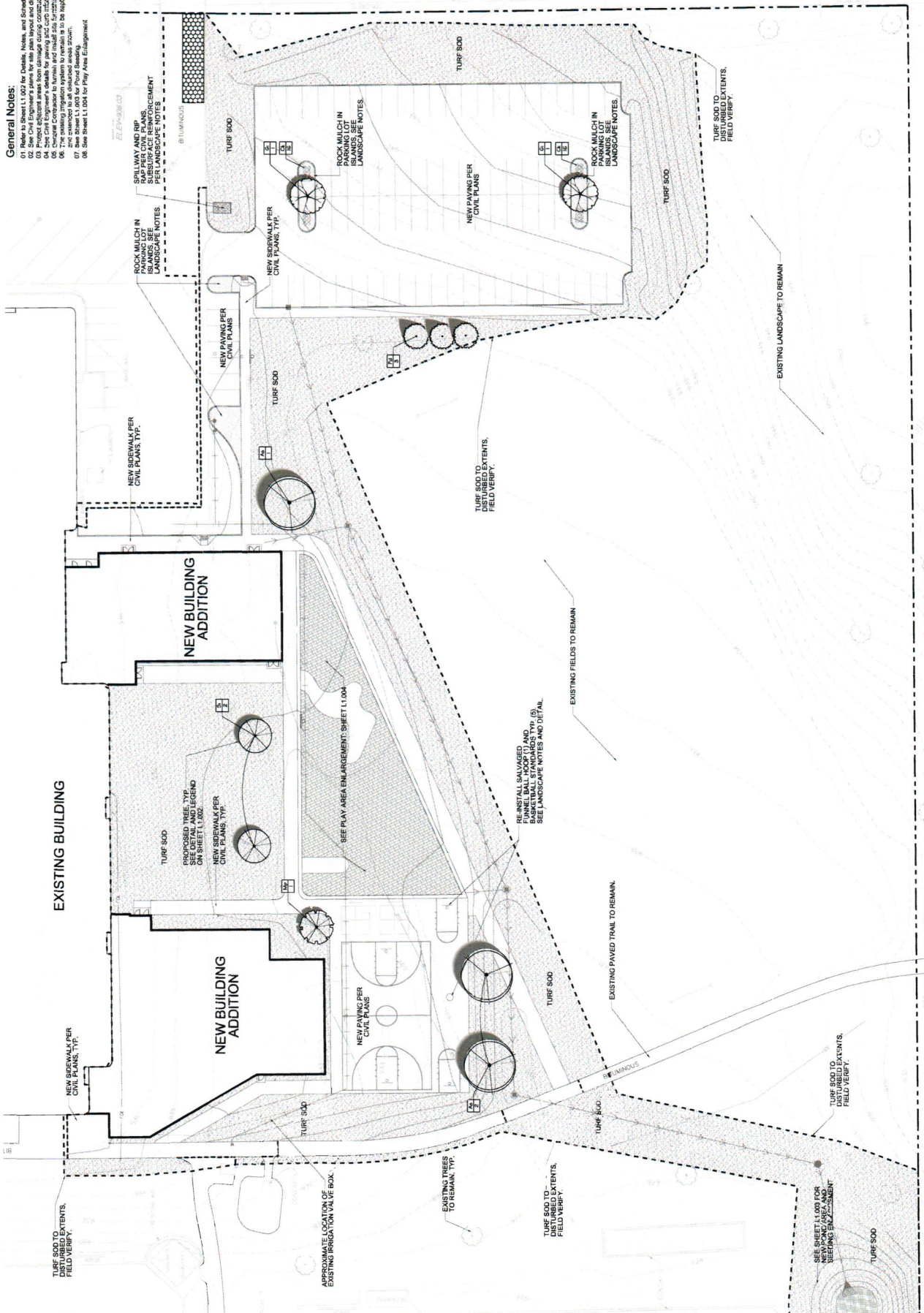
SITE

- UG 12

Comm No: 202131

General Notes:

- Refer to Sheet L1.002 for Details, Notes, and Schedules.
- Project shall be constructed in accordance with the Minnesota Department of Transportation (MNDOT) Standard Specifications for Road and Bridge Construction.
- See Civil Engineer's details for paving and curb materials.
- See Electrical Engineer's details for lighting.
- The existing irrigation system to remain is to be kept existing.
- See Sheet L1.004 for Play Area Encasement.
- See Sheet L1.004 for Play Area Encasement.



Tree Mitigation:
 See Sheet L1.002 for details on tree mitigation.
 See Sheet L1.002 for details on tree mitigation.
 See Sheet L1.002 for details on tree mitigation.

0' 20' 40'
 SCALE: 1" = 20'-0"
 NORTH



Know what's below.
 Call before you dig.

**RICE LAKE
 ELEMENTARY
 SCHOOL ADDITION**
 13755 RICE LAKE AVE. N.
 MAPLE GROVE, MN 55369

**OSSEO SCHOOL
 DISTRICT 279**
 11200 LINDA AVE. N.
 MAPLE GROVE, MN 55369



**WOLD ARCHITECTS
 AND ENGINEERS**
 11111 W. 13th Ave. S.
 Minneapolis, MN 55426
 Tel: (612) 835-1111
 Fax: (612) 835-1111



ICS
 13311 W. 13th Ave. S.
 Minneapolis, MN 55426
 Tel: (612) 835-1111
 Fax: (612) 835-1111



BKBK
 61120 LINDA AVE. N., Suite 200
 Minneapolis, MN 55430
 Tel: (612) 835-1111
 Fax: (612) 835-1111
 www.bkbk.com

NOT FOR
 CONSTRUCTION

PRELIMINARY

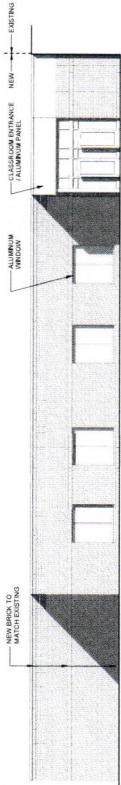
| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 01/15/2020 | ISSUED FOR PERMIT |
| 2 | 01/15/2020 | ISSUED FOR PERMIT |
| 3 | 01/15/2020 | ISSUED FOR PERMIT |
| 4 | 01/15/2020 | ISSUED FOR PERMIT |
| 5 | 01/15/2020 | ISSUED FOR PERMIT |
| 6 | 01/15/2020 | ISSUED FOR PERMIT |
| 7 | 01/15/2020 | ISSUED FOR PERMIT |
| 8 | 01/15/2020 | ISSUED FOR PERMIT |
| 9 | 01/15/2020 | ISSUED FOR PERMIT |
| 10 | 01/15/2020 | ISSUED FOR PERMIT |

Project: 2020
 Date: 01/15/2020
 Drawn: J. Smith
 Checked: J. Smith
 Notes: J. Smith

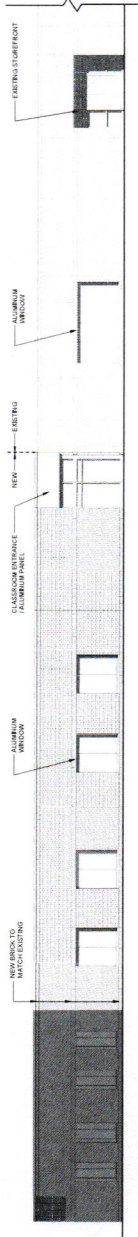
**LANDSCAPE
 LAYOUT PLAN**

Sheet 4
L1.001

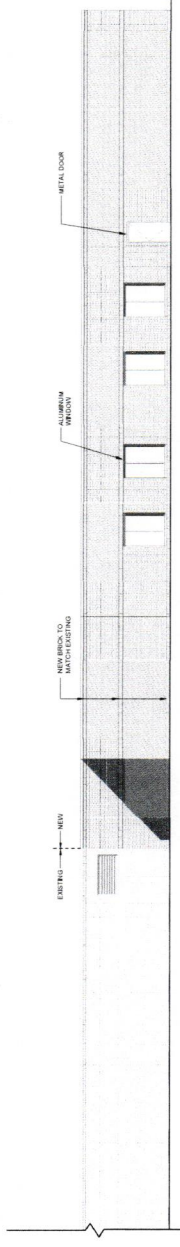
LANDSCAPE LAYOUT PLAN:



1 CLASSROOM ADDITION - EAST ELEVATION
1/8" = 1'-0"



2 CLASSROOM ADDITION - SOUTH ELEVATION
1/8" = 1'-0"



3 CLASSROOM ADDITION - WEST ELEVATION
1/8" = 1'-0"



Independent School District #279

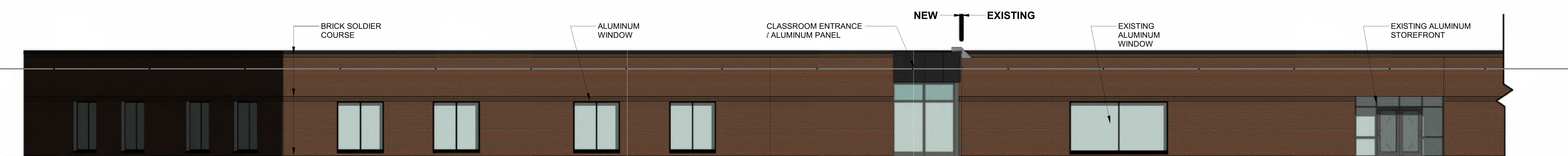
Rice Lake Elementary School Additions



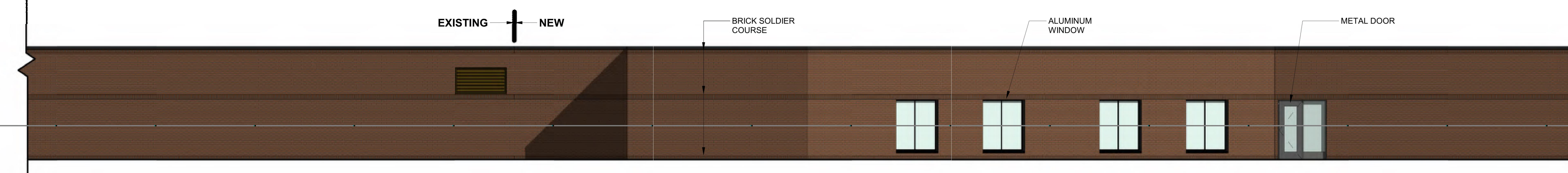
4 CLASSROOM ADDITION - PERSPECTIVE



 CLASSROOM ADDITION - EAST ELEVATION



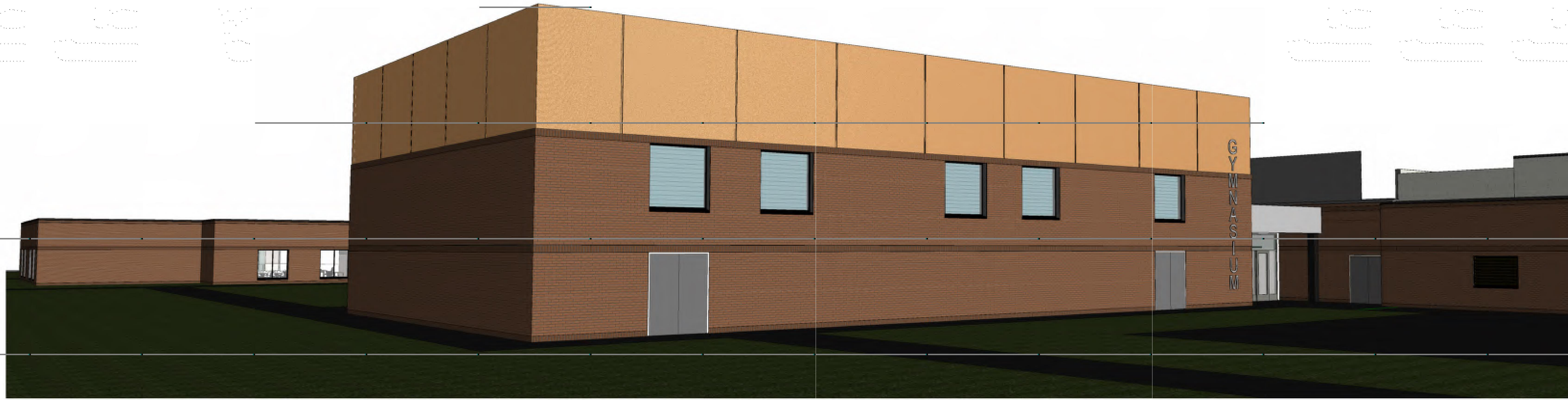
2 CLASSROOM ADDITION - SOUTH ELEVATION



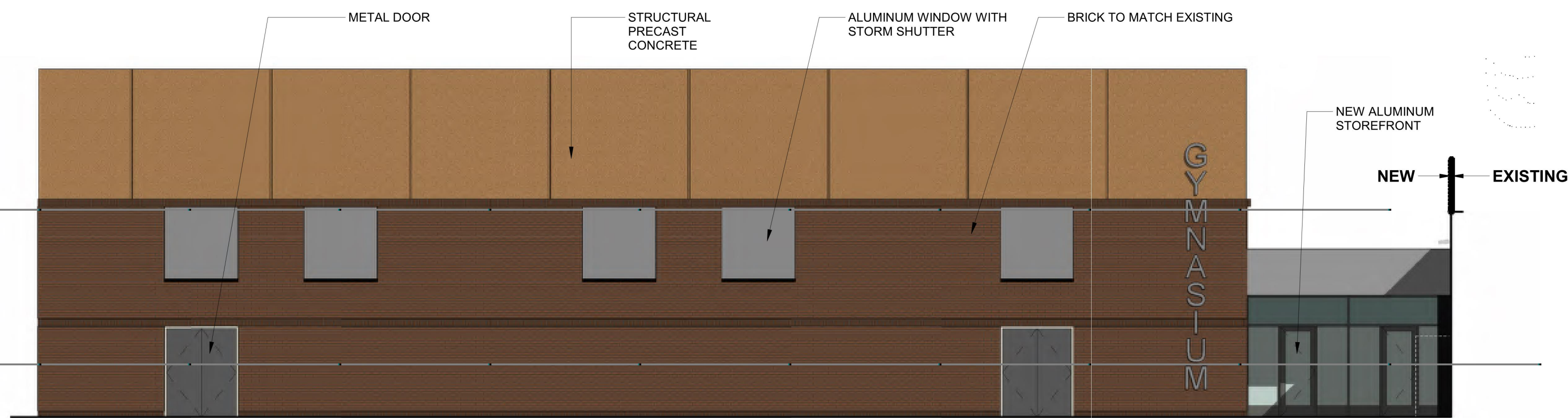
3 CLASSROOM ADDITION - WEST ELEVATION

CUP ELEVATIONS

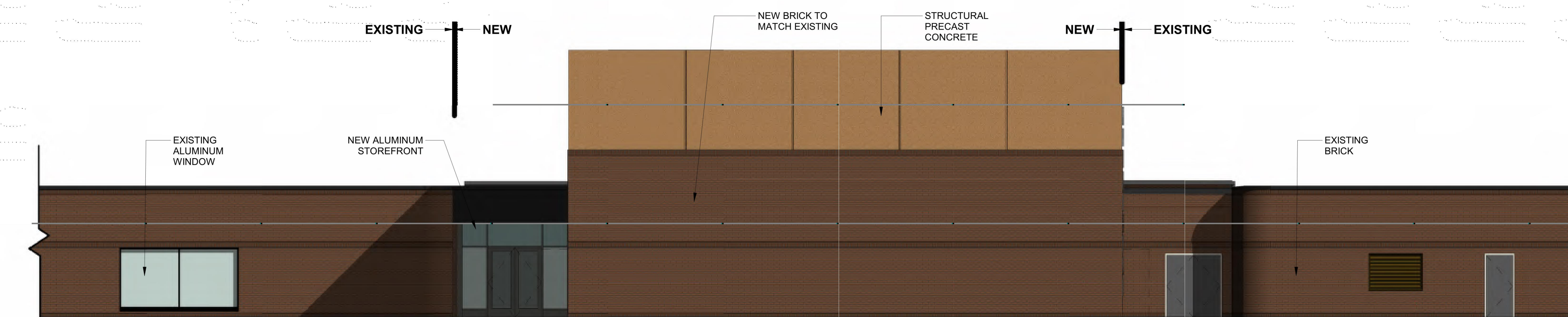
Comm No: 202131



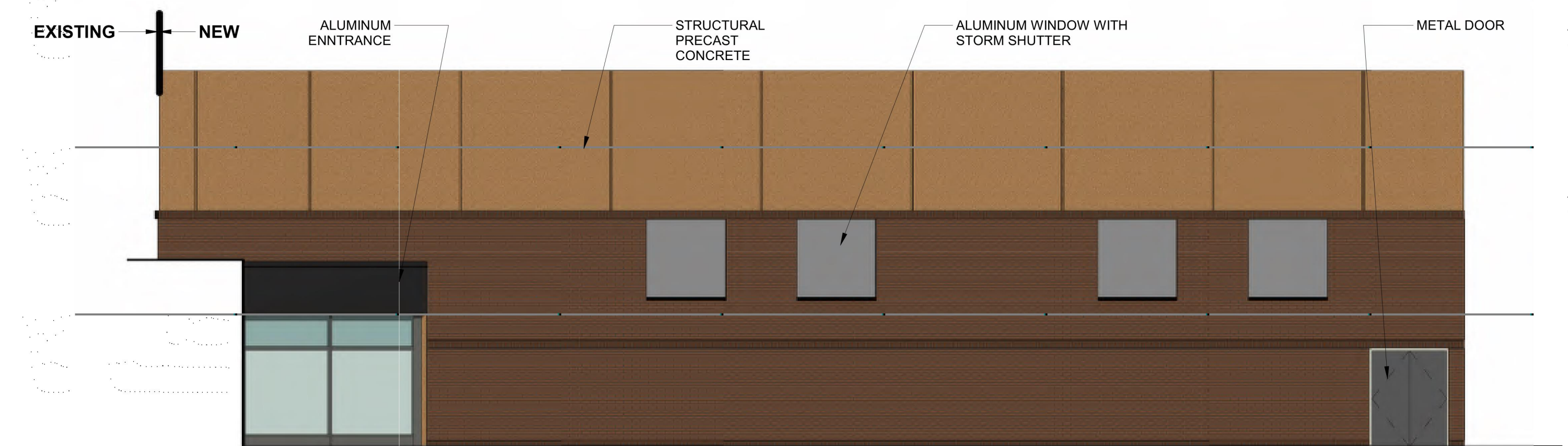
4 GYMNASIUM ADDITION - EXTERIOR PERSPECTIVE



1 GYMNASIUM ADDITION - EAST ELEVATION
NOT TO SCALE



2 GYMNASIUM ADDITION - SOUTH ELEVATION
NOT TO SCALE



3 GYMNASIUM ADDITION - WEST ELEVATION
NOT TO SCALE

From: LaserFiche@maplegrovern.gov
Sent: Wednesday, January 6, 2021 4:22 PM
To: Edward O'Donnell; Cindy Brown; Jesse Corrow
Subject: Planning Commission - Public Meeting Input from: Teresa Anderson

NOTE: This email is generated from the Public Comment website form.

Name: Teresa Anderson

Home Address: 13660 87th Ave N

eMail:

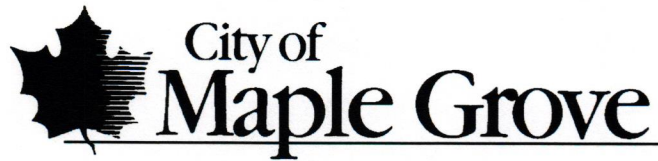
Has the following comments for Meeting: Planning Commission

Comments: Rice Lk Elem. Sch

Will there be an area that provides for a buffer for the homes that are adjacent to the school grounds which are not separated by a roadway? If so, what is the proposed distance between the school playfield, building(s) and parking lot and the adjacent homes?

Will the park and rec department be responsible for the playfields buffer or will the school district?

The concern is for continued increases in noise coming from the school grounds due to the playfields and parking lot.



MEMORANDUM

TO: Rice Lake Elementary Addition

FROM: Community & Economic Development Department

DATE: January 4, 2021

SUBJECT: CED Staff Comments

1. Given the shared use of the property as a public park, it would be beneficial to add sidewalk connection to on the east side of the school. Please provide a sidewalk connection along the north side of the new parking area extending to Elm Creek Boulevard.
 2. Provide colored exterior elevation drawings of the additions indicating proposed materials and colors. Since the gymnasium addition will be made up of concrete panels, the exterior should at a minimum be shaded or colored to match the existing building.
 3. No more than 20% of overstory trees onsite shall be made up of one genus. Please adjust the landscape plan so that no more than 8 of the same tree genus is proposed.
 4. Trees must be replaced at a 1:1 ratio. Add one new overstory tree to the landscape plan to match the 14 removed trees.
 5. Additional comments may be received by the Arbor Committee upon review of the proposed Landscape Plan at their meeting on Thursday, January 14th.
 6. See additional comments provided by the Fire Department and Water Resources Engineer.
-

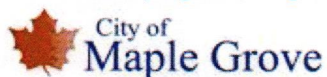
From: [Derek Asche](#)
To: [Jesse Corrow](#); [Jupe Hale](#)
Cc: [John Hagen](#); [Jay Murzyn](#); [Kelly Matzke](#); [Derek Asche](#)
Subject: FW: Updated Water Resources Review - Rice Lake Elementary Addition 1/4/21
Date: Monday, January 4, 2021 10:20:15 AM
Attachments: [Letter of Credit Template 100218.pdf](#)
[Stormwater BMP Maintenance Declaration template.docx](#)
[Construction Activity Site Inspection Checklist.xlsx](#)

Jesse, please see UPDATED comments below on the Rice Lake Elementary School Addition project. I will address the remainder with the grading permit. Thanks!

1. Plan set is dated 11/13/2020 revised 12/16/20
2. A signed copy of the plans is required for approval.
3. Permits and/or reviews required:
 - a. City of Maple Grove grading permit has been applied for.
 - b. Elm Creek Watershed review is in process
4. A Stormwater Facility Maintenance Agreement template is attached for your reference only. The City will draft the final agreement for execution by the Owner.

Derek Asche

Water Resources Engineer
763-494-6354
dasche@maplegrovern.gov





12800 Arbor Lakes Parkway, P.O. Box 1180, Maple Grove, MN 55311-6180

FIRE-RESCUE DEPARTMENT

Fire Operations

763-494-6300

763-494-6421 – Fax

Fire Prevention

763-494-6090

763-494-6439-Fax

December 8, 2020

RE: Rice Lake Elementary Site Plan Review

We have reviewed the proposed concept plans for the Rice Lake Elementary expansion and have the following comments:

1. Design: Fire apparatus roads shall be designed with a 20 foot width and maintained to support the imposed loads of fire apparatus (77,000 lb. gross weight) and shall be provided with a surface to provide all-weather driving capabilities. Longitudinal grade shall not exceed 6 percent or lateral grade shall not exceed 2 percent. Both grades shall not be used together. Fire apparatus access roads shall be a minimum of 30 feet and a maximum of 80 feet from buildings and shall be positioned parallel to the side of the building. A 20-foot inside and a 40-foot outside turning radius shall be provided for fire apparatus access and approved turnarounds. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Maple Grove City Code, Chapter 18, Article III, Policy FPB-4

Comments:

- *Appears to be met.*

2. Water supplies for fire protection: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on site fire hydrants and mains shall be provided where required by the code official. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, FPB-Policy 3.

Comments:

- *Please relocate the hydrant to the island east of the new addition.*

3. Location of Fire Hydrants and General Requirements: Hydrants shall be located within a reasonable distance from driving surface; five feet minimum from curb. If hydrant is located in a safety island and cannot be located back five (5) feet from the curb, the hydrant shall be centered in the safety island.
 - a. A fire hydrant shall be located within 100 feet of the fire department connection. FPB-3.
 - b. If hydrants are located in front of parking spaces or roadways, a fire lane will be designated in front measuring 10 feet in each direction. MSFC, Section 503.3; Maple Grove City Code, Chapter 18, Article III, Policy FPB-1
 - c. Fire hydrants and other fire protection equipment must not be obstructed or the view of the equipment blocked. ***A minimum clearance of five (5) feet shall be provided and maintained around fire hydrants and other fire protection equipment.*** The full-anticipated growth of the trees and shrubs must be considered when planting. A five (5) foot clearance must be provided when the landscaping reaches maturity. Any landscaping planted should be placed so it will meet the future clearance requirements at maturity. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-82.
 - d. Hydrants, gate valves, and valve boxes, etc., and their installation shall be in accordance with City of Maple Grove specifications.

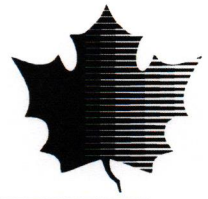
Please contact me if you have any questions.

Sincerely,

Bill Beumer
Fire Inspector
763-494-6095
bbeumer@maplegrovern.gov

Miscellaneous

**CITY OF MAPLE GROVE
PLANNING COMMISSION AGENDA
JANUARY 25, 2021
7:00 P.M.**



Due to the COVID-19 pandemic, the Maple Grove Planning Commission is transitioning to an online format for planning commission meetings. Appropriate City of Maple Grove staff and the City Attorney will also be attending online.

For items with a public hearing, comments may be submitted online at <https://forms.maplegrovern.gov/Forms/public-comment> and will be read during the public hearing.

If you desire to speak at the meeting contact Community & Economic Development at 763-494-6040.

1. **OPENING BUSINESS**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call

2. **ADDITIONS OR DELETIONS TO AGENDA**

Any Commissioner who wishes to delete item(s) from the Consent Agenda or add item(s) to the agenda shall move that at this time.

3. **CONSENT ITEMS** – All matters listed under Consent Items are considered to be routine by the Planning Commission and will be enacted by one motion and in the form listed below. There may be an explanation, but no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Items and will be considered separately.

- A. Minutes - Regular Meeting – January 11, 2021

4. **CONSIDERATION OF ITEMS PULLED FROM THE AGENDA**

5. **UPDATE ON CITY COUNCIL MEETING**

6. **OLD BUSINESS**

No items to present.

7. **NEW BUSINESS**

- A. **Edgewater on Cook Lake**
The Excelsior Group
18962 Bass Lake Road and 7423 Walnut Grove Lane North
PUD development stage plan and final plat to construct 58 single-family rental homes and one lot for a community building.
Received 11/30/2020, Peter Vickerman

PH B. **Arbor Lakes Business Park**

Duke Realty

Elm Creek Boulevard and Zachary Lane North

PUD concept stage plan approval for phase two, buildings a & b.

Received 12/22/20, Brett Angell

PH C. **Evanswood**

Excelsior Group

18100 101st Avenue North, 17690 101st Avenue North and 10325 Troy Lane North

PUD concept stage plan to create a 358-lot, single-family detached, and 150-unit, single-family attached neighborhood.

Received 12/28/20, Peter Vickerman

8. **ADJOURNMENT** – All items acted on by the Planning Commission will be forwarded to the City Council for action at their next regularly scheduled meeting.